

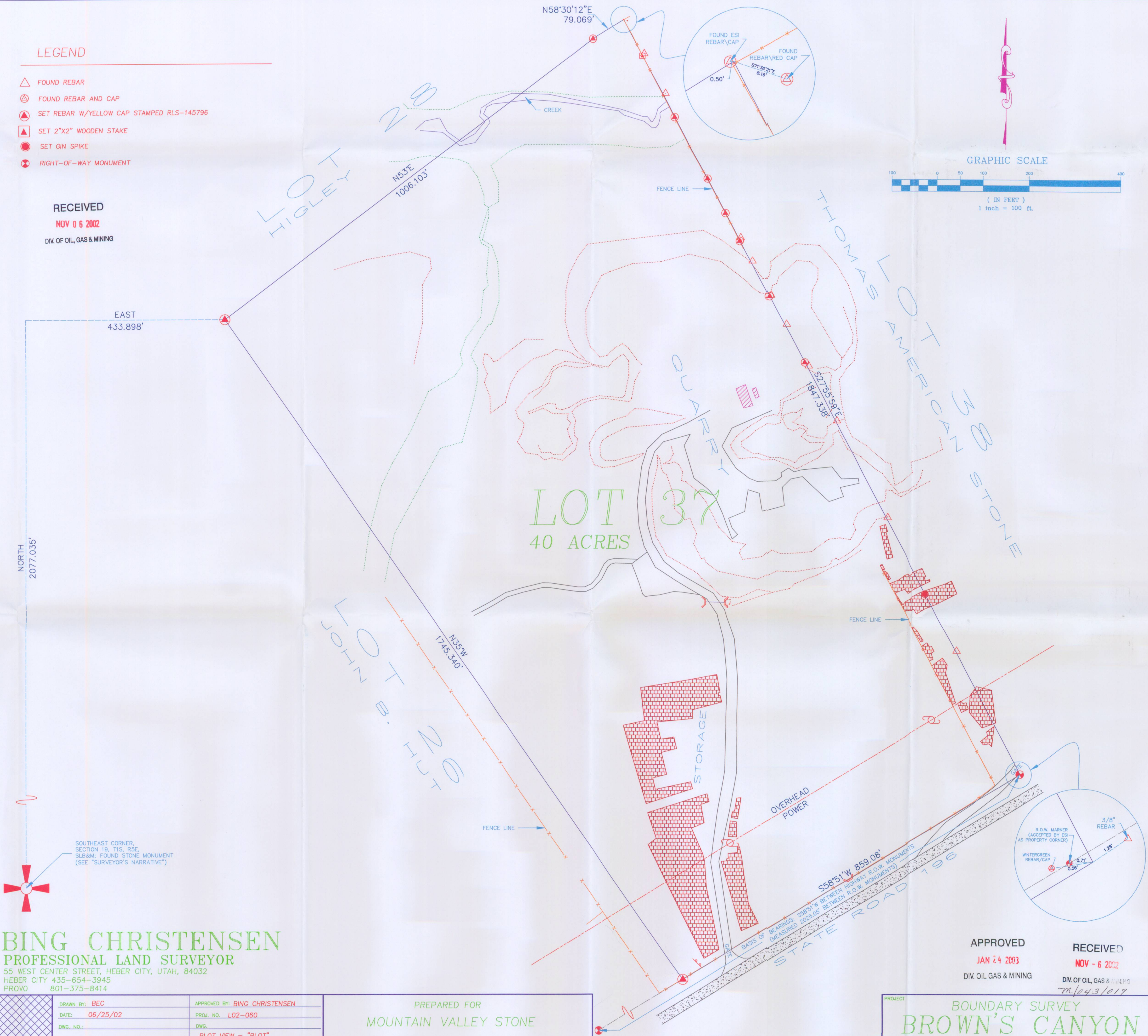
LEGEND

- △ FOUND REBAR
⊙ FOUND REBAR AND CAP
⬆ SET REBAR W/YELLOW CAP STAMPED RLS-145796
▲ SET 2"x2" WOODEN STAKE
● SET GIN SPIKE
⊗ RIGHT-OF-WAY MONUMENT

RECEIVED

NOV 0 6 2002

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SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, UTAH REGISTERED LAND SURVEYOR No. 145796, DO HEREBY STATE THAT THIS DRAWING CONSISTING OF ONE (1) SHEET ACCURATELY REPRESENTS A SURVEY COMPLETED UNDER MY DIRECTION IN JUNE, 2002.

DEED OF RECORD LEGAL DESCRIPTION
ENTRY NO. 490532, BOOK 1087, PAGE 112

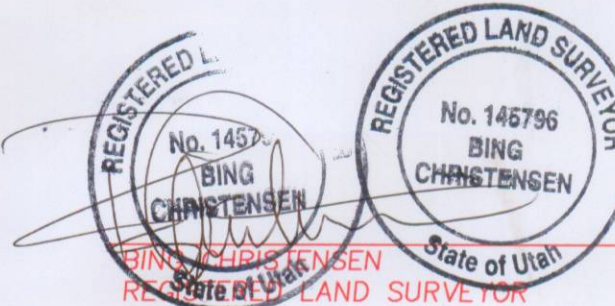
BEGINNING AT A POINT THAT IS DUE NORTH 2077.035 AND DUE EAST 433.898 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID SOUTHEAST CORNER BEARING NORTH 89°23'18" EAST FROM THE SOUTHWEST CORNER AND BEING THE BASIS OF BEARING FOR THIS DESCRIPTION);
THENCE NORTH 53° EAST 1006.103 FEET; THENCE NORTH 58°30'12" EAST 79.069 FEET; THENCE SOUTH 27°55'59" EAST 1847.338 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 196; THENCE SOUTH 58°51' WEST ALONG SAID RIGHT-OF-WAY LINE 859.076 FEET; THENCE NORTH 35° WEST 1745.34 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

ACCORDING TO THE RECORD TITLE LEGAL DESCRIPTION FOR LOT 37 (SEE ENTRY NUMBER 490532, BOOK 1087, PAGE 112, THE BASIS OF BEARINGS OF THE SUBJECT PROPERTY IS A BEARING OF NORTH 89°23'18" EAST BETWEEN THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. IN THE PAST THIS SURVEYOR HAS WITNESSED THE EXISTENCE OF STONE MONUMENTS MARKING BOTH SECTION CORNER LOCATIONS. CONSEQUENTLY, THE AGE OF LOT 37'S LEGAL DESCRIPTION WOULD SUGGEST THAT THE BASIS OF BEARING RECORDED IN LOT 37'S LEGAL DESCRIPTION WAS INTENDED TO RUN BETWEEN THE STONE SECTION CORNER MONUMENTS. HOWEVER, TODAY NO TRACE OF A STONE MONUMENT CAN BE FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 19; FURTHERMORE, SOME QUESTIONS SURROUND THE CURRENT LOCATION OF THE STONE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 19. THEREFORE, IN AGREEMENT WITH A SURVEY EXECUTED BY ESI ENGINEERING CIRCA JUNE 1993 ON AN ADJOINING LOT TO LOT 37 (SEE FILE NO. S-1184), THE BASIS OF BEARINGS OF THIS SURVEY WAS ESTABLISHED BETWEEN TWO HIGHWAY-RIGHT-OF-WAY MARKERS, AS SHOWN HEREON, THIS BEING PERHAPS THE MOST ACCURATE MEANS AVAILABLE FOR ESTABLISHING A BEARING BASE IN CONFORMANCE WITH THE ORIGINAL BASIS OF BEARINGS OF RECORD TITLE.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF DETERMINING THE PHYSICAL LOCATION OF THE PROPERTY BOUNDARY. THE LOCATION OF THE PROPERTY BOUNDARY AS SHOWN HEREON WAS DETERMINED BY RUNNING THE RECORDED SECTION TIE FROM AN EXISTING STONE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, USING THE BASIS OF BEARINGS DESCRIBED ABOVE. A SURVEY EXECUTED BY ESI ENGINEERING ON LOT 38, CIRCA JUNE, 1993, FOLLOWS A SIMILAR PROCEDURE (SEE FILE NO. S-1184). HOWEVER, THE CURRENT SURVEY FAILS TO AGREE WITH SAID SURVEY OF LOT 38 BY ABOUT 0.50' FEET IN THE EAST-WEST DIRECTION. THIS COULD BE DUE TO A COMBINATION OF TWO FACTORS: 1) THE POINT ON THE STONE'S FACE RECORDED FOR EACH INDEPENDENT SURVEY MAY NOT BE COINCIDENT, AND 2) THE STONE MONUMENT MAY HAVE BEEN DISTURBED DURING THE TIME PERIOD BETWEEN SURVEYS; INDEED, THERE IS EVIDENCE THAT THE STONE MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION 19 HAS IN FACT BEEN DISTURBED (AN ARIEL CONTROL PANEL POINT IS LOCATED UNDERNEATH THE STONE MONUMENT). NEVERTHELESS, FOR ALL INTENTS AND PURPOSES THIS SURVEY AGREES WITH SAID SURVEY OF LOT 38. HOWEVER, OTHER EVIDENCE WAS DISCOVERED DURING THIS SURVEY ALONG THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY THAT SUGGESTS THAT LOT 37 WAS ORIGINALLY SURVEYED AND STAKED IN CONTRAST TO THE PROCEDURE FOLLOWED FOR THIS SURVEY, AS DESCRIBED ABOVE. INDEED, AS SHOWN HEREON, THIS EVIDENCE PLACES THE LOCATION OF LOT 37 IN AGREEMENT WITH THE SOUTHERLY PORTIONS OF THE EXISTING FENCE LINE OCCUPATION SURROUNDING THE SUBJECT PROPERTY. ALSO, THE RECORD OF SURVEY PLAT MAP FILED BY ESI ENGINEERING FOR LOT 38 NOTES ADDITIONAL EVIDENCE SUPPORTING THE THEORY THAT LOT 37 WAS ORIGINALLY SURVEYED AND STAKED CONTRARY TO THE PROCEDURE FOLLOWED FOR THIS SURVEY, AS DESCRIBED ABOVE, AND USED BY ESI ENGINEERING TO SURVEY LOT 38. THE CLIENT IS ADVISED TO CONSIDER ALL THE FACTS PROVIDED BY THIS SURVEY BEFORE PURSUING ACTIONS THAT MAY INFLUENCE AND BE INFLUENCED THE PROPERTY BOUNDARY.



GENERAL NOTES

- THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ALL UTILITY COMPANY PIPES, WIRES, ETC. EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-662-4111).
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PLEASE SEE F.E.M.A. MAPS AND RECORDS AND STATE AND LOCAL AGENCIES FOR INFORMATION REGARDING FLOOD AND EARTHQUAKE INFORMATION IN THIS AREA.
- PLEASE SEE CITY AND COUNTY PLANNING AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD DISTANCES AS WELL AS OTHER BUILDING AND USE RESTRICTIONS AND REQUIREMENTS.
- THIS SURVEY DOES NOT PURPORT TO SURVEY OR DESCRIBE THE LOCATION OF ADJOINING PROPERTIES AS TO GAPS AND OVERLAPS WHICH COULD BE SHOWN BY A CORRECT SURVEY OF THOSE PROPERTIES. THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF VARIOUS EASEMENTS NOR RIGHTS-OF-WAY OF RECORD AND USE.
- THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE SET NOR PURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OR OWNERSHIP.
- THE SECTION CORNER MARKER(S) SHOWN HEREON MAY NOT BE AT THE SAME LOCATION AS THE ORIGINAL GOVERNMENT LAND OFFICE MONUMENTS(S) FOR EACH RESPECTIVE SECTION CORNER.
- GAPS AND OVERLAPS MAY HAVE TO BE RESOLVED WITH BOUNDARY AGREEMENTS OR EQUIVALENT INSTRUMENTS PRIOR TO PROPERTY DEVELOPMENT.
- BOUNDARY LINE AGREEMENTS ARE RECOMMENDED PRIOR TO DEVELOPMENT OF PROPERTY WHERE FENCE LINES AND DEED LINES CONFLICT.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- THE FOLLOWING IS A LIST OF REFERENCE DOCUMENTS USED FOR THIS SURVEY:

ENTRY NUMBER 490532 BOOK 1087 PAGE 112
ENTRY NUMBER 325114 BOOK 566 PAGE 383-384
ENTRY NUMBER 416611 BOOK 842 PAGE 331
ENTRY NUMBER 416610 BOOK 842 PAGE 330
ENTRY NUMBER 490533 BOOK 1087 PAGE 115
FILE NO. S-1184
FILE NO. S-3644
FILE NO. S-1199

BING CHRISTENSEN
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PROVO 801-375-8414

DRAWN BY: BEC	APPROVED BY: BING CHRISTENSEN
DATE: 06/25/02	PROJ. NO. L02-060
DWG. NO.:	DWG.
	PLOT VIEW = "PLOT"

PREPARED FOR
MOUNTAIN VALLEY STONE

APPROVED

JAN 24 2003

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RECEIVED

NOV - 6 2002

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BOUNDARY SURVEY
BROWN'S CANYON

RECORD OF SURVEY
SUMMIT COUNTY
IN THE SW 1/4 OF SEC 20, T1S, R5E, SLB&M

SHT. NO.
1
OF 1